

test PDF Combine only

Type: 6 - Colonial			
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj \$ / SQ:	174.614
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340213
Depreciation:	105466
Depreciated Total:	234747

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4		BRs: 2		Baths: 2		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	174.61	
Special Features:	0	Val/Su Net:	117.23	
Final Total:	234700	Val/Su SzAd	188.67	

SKETCH

```

graph TD
    100 --- 5
    100 --- 95
    5 --- 3
    5 --- 2
    95 --- 13
    95 --- 82
    13 --- 9
    13 --- 4
    82 --- 13
    82 --- 69
    9 --- 5
    9 --- 4
    4 --- 3
    4 --- 1
    69 --- 19
    69 --- 50
    50 --- 30
    50 --- 20
    20 --- 19
    20 --- 1
    3 --- WDK_45["WDK (45)"]
    4 --- FFL_104["FFL (104)"]
    19 --- UAT_SFL_BMT_570["UAT  
SFL  
BMT (570)"]
    1 --- 4
  
```

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	674	174.610	117,698	
BMT	Basement	570	52.380	29,855	
SFL	Second Floor	570	174.610	99,537	
UAT	Upper Attic	143	122.230	17,411	
WDK	Deck	45	15.920	716	
Net Sketched Area:		2,002	Total:	265,211	
Size Ad	1244	Gross Area	2429	FinArea	1388

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
0					
9	UAT	100	FLA	100	A
0					
8					
6					
3					
7					

IMAGE



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GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1910
Alt LUC:	
Jurisdicdt:	
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME Make: Model: Serial # Year: Color:

[illegible]

OTHER FEATURES	
Kits: 1	Rating: Average
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	31.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj \$ / SQ:	174.614
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340213
Depreciation:	105466
Depreciated Total:	234747

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4			BRs: 2			Baths: 2			HB		

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	174.61	
Special Features:	0	Val/Su Net:	117.23	
Final Total:	234700	Val/Su SzAd	188.67	

Category	Count	Color	Width	Height
WDK	45	Yellow	5	9
FFL	104	Blue	13	8
UAT	570	Green	30	19
SFL	69	Red	8	19
Total	688		688	100

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	674	174.610	117,690	
BMT	Basement	570	52.380	29,859	
SFL	Second Floor	570	174.610	99,530	
UAT	Upper Attic	143	122.230	17,418	
WDK	Deck	45	15.920	716	
Net Sketched Area:		2,002	Total:	265,213	
Size Ad	1244	Gross Area	2429	FinArea	1387

	Sub Area	% Usbl	Descrip	% Type	Qu # Ter
0	UAT	100	FLA	100	A
0					
8					
6					
8					
7					

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Type:	39	- Repair Gar.		
Sty Ht:	1A	- 1 Sty +Attic		
(Liv) Units:	4		Total:	5
Foundation:	6	- Slab		
Frame:	1	- Wood		
Prime Wall:	21	- Conc. Block		
Sec Wall:	18	- Correg Steel	20	%
Roof Struct:	1	- Gable		
Roof Cover:	1	- Asphalt Shgl		
Color:	WHITE			
View / Desir:				

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1960	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	5 - Lino/Vinyl		25 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	35.0%

CALC SUMMARY

Basic \$ / SQ:	65.00
Size Adj.:	1.04756761
Const Adj.:	0.84333652
Adj \$ / SQ:	57.424
Other Features:	10000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	225017
Depreciation:	78756
Depreciated Total:	146261

COMMENTS

AUTO MACHINE. BIKE STOP. 2 VACANT.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0		Baths:				HB 4			

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

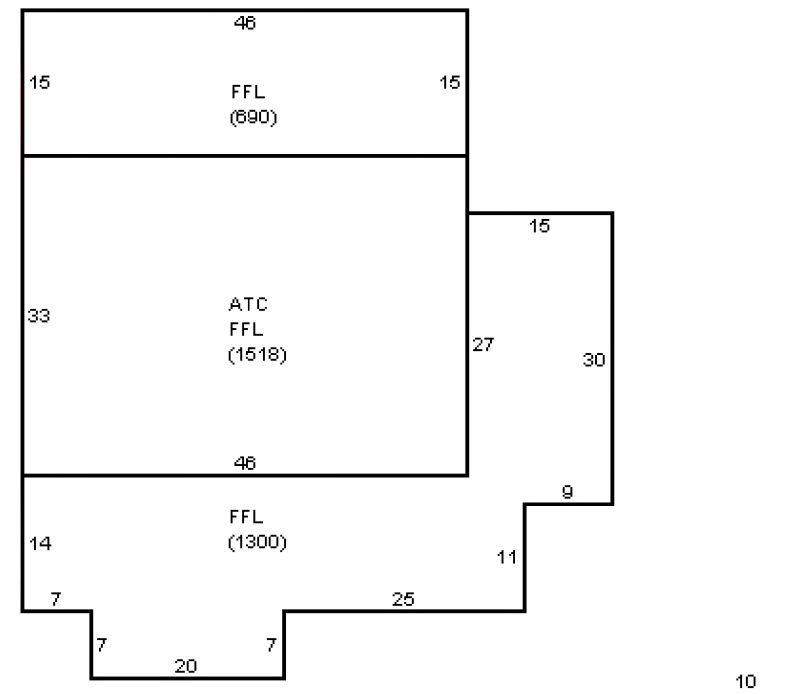
RES BREAKDOWN

[illegible]

COMPARABLE SALES

[illegible]

SKETCH



SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
5	ATC	100	UNF	75		
	FFL	100	OFC	25	F	
7						
8						

IMAGE

AssessPro Patriot Properties, Inc



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Type: 39 - Repair Gar.			
Sty Ht:	1A	- 1 Sty +Attic	
(Liv) Units:	4	Total:	5
Foundation:	6	- Slab	
Frame:	1	- Wood	
Prime Wall:	21	- Conc. Block	
Sec Wall:	18	- Correg Steel	20 %
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1960	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	5 - Lino/Vinyl		25 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35%
Functional:		
Economic:		
Special:		
Override:		
	Total:	35%

CALC SUMMARY

Basic \$ / SQ:	65.00
Size Adj.:	1.04756761
Const Adj.:	0.84333652
Adj \$ / SQ:	57.424
Other Features:	10000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	225017
Depreciation:	78756
Depreciated Total:	146261

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 4		

REMODELING

	Exterior:	
	Interior:	
5. %	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
5 %	Heating:	
	General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	57.42	
Special Features:	0	Val/Su Net:	36.22	
Final Total:	146300	Val/Su SzAd	36.22	

SKETCH

46

15

FFL (690)

15

33

ATC FFL (1518)

46

27

15

30

14

FFL (1300)

7

9

11

25

7

7

20

10

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
72						
45	ATC	100	UNF	75		
	FFL	100	OFC	25	F	
17						
08						

IMAGE

AssessPro Patriot Properties, Inc

